167.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,200 / 799,200
					USE VALUE:	799,200 / 799,200
					ASSESSED:	799,200 / 799,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GWON GARY C H & TERRY
Owner 2:	
Owner 3:	
Street 1:	151 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Wood Shingle Exterior and 1803 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	355,200	5,100	438,900	799,200
Total Card	0.184	355,200	5,100	438,900	799,200
Total Parcel	0.184	355,200	5,100	438,900	799,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.26 /Parcel: 443.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110659
GIS Ref:
GIS Ref:
Insp Date: 06/06/16

!12933!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	355,200	5100	8,000.	438,900	799,200		Year end	12/23/2021
2021	101	FV	344,800	5100	8,000.	438,900	788,800		Year End Roll	12/10/2020
2020	101	FV	344,800	5100	8,000.	438,900	788,800	788,800	Year End Roll	12/18/2019
2019	101	FV	276,100	5100	8,000.	438,900	720,100	720,100	Year End Roll	1/3/2019
2018	101	FV	276,100	5100	8,000.	388,700	669,900	669,900	Year End Roll	12/20/2017
2017	101	FV	276,100	5100	8,000.	326,000	607,200	607,200	Year End Roll	1/3/2017
2016	101	FV	263,100	5100	8,000.	326,000	594,200	594,200	Year End	1/4/2016
2015	101	FV	248,100	5100	8,000.	282,200	535,400	535,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:49:56

LAST REV

Date	Time
09/06/16	14:40:33
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13188-458		5/1/1977		44,000	No	No		Y

USER DEFINED

Prior Id # 1:	110659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2013	1279	Renovate	116,000	O				
6/2/1992	210	Manual	7,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2016	Inspected	PT	Paul T
6/2/2016	Permit Visit	PT	Paul T
6/2/2016	Left Notice	PT	Paul T
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
4/24/2009	Inspected	372	PATRIOT
12/24/2008	Measured	372	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
12/28/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.78	8			Med. Tr	-5					438,900						438,900	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,900	Spl Credit		Total:	438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29259491
Const Adj.:	0.98990101
Adj $ / SQ:	172.738
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482578
Depreciation:	127401
Depreciated Total:	355177

COMMENTS

EXTRA SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

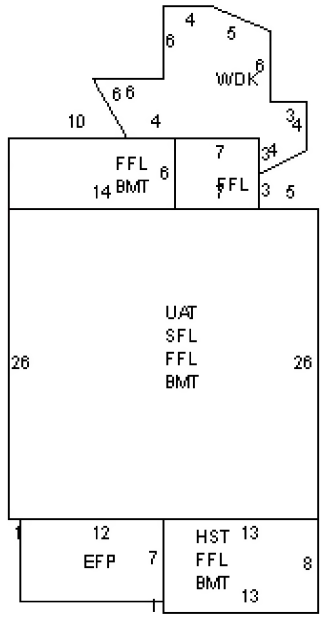
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.01
Special Features:	0	Val/Su Net:	123.12
Final Total:	355200	Val/Su SzAd	217.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	906	172.740	156,501
BMT	Basement	864	51.820	44,774
SFL	Second Floor	676	172.740	116,771
UAT	Upper Attic	169	120.920	20,435
WDK	Deck	134	13.330	1,786
EFP	Enclos Porch	84	59.030	4,959
HST	Half Story	52	172.740	8,982
	Net Sketched Area:	2,885	Total:	354,208
Size Ad	1634	Gross Area	3444	FinArea 1803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1932	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100